

MINUTES

SALINA CITY PLANNING COMMISSION
CITY COMMISSION ROOM
FEBRUARY 22, 2006 4:00 PM

MEMBERS

PRESENT: Bonilla-Baker, Funk, Mikesell, Ritter, Simpson, Soderberg, and Yarnevich

MEMBERS

ABSENT: Schneider and Weisel

DEPARTMENT STAFF: Andrew, Burger and Jeanfeau

#1. Approval of the regular minutes of February 7, 2006.

Minutes of the regular February 7, 2006 meeting were approved as presented.

#2. Application #Z06-1, filed by Gilbert Altman, requesting a change in zoning district classification from R-2 (Multi-Family Residential) to I-2 (Light Industrial) to allow construction of a commercial building on a vacant 6,000 sq. ft. lot. The subject property is legally described as Lot 56 on Second Street in the Original Town of Salina, Saline County, Kansas and addressed as 245 N. Second Street.

Mr. Andrew gave the staff report which is contained in the case file.

Mr. Simpson asked the request to permit the new house, is that an individual or public entity?

Mr. Andrew stated it is the individual I believe who owns the lot and may have some relation to somebody that owns an existing house there. I think I have a list of property owners here but it was a free market choice to build a house there.

Mrs. Bonilla-Baker asked did they know ahead of time that they were going to build this other storage building before they had applied for their permit?

Mr. Andrew stated I don't know that they did. The timing was almost simultaneously. We issued a permit to Mr. Altman to build a building that's shown in your packet here which is on the next lot to the north and that occurred about the same time. But certainly the owner that wants to place the manufactured home there was notified of this request and to my knowledge we haven't heard any input from them. Have you, John, been contacted by anyone?

Mr. Burger stated we haven't had comments from the public on this.

Mrs. Yarnevich asked is the home already there? I drove by.

Mr. Andrew stated no it had not been placed yet. We have a photograph that shows what it looks like and the site plan shows where it will go, but it is a modular home that they would bring in and place on the site. We have issued a permit for them but it is just not there yet.

Mrs. Yarnevich asked so when the railroad used it as a storage yard was that within the R-2 zoned area?

Mr. Andrew stated yes it was, but I don't think anybody, I certainly would be the one who would or should have been aware of that, but we were not aware with the vacant property there that there was a line, essentially the vacant lot was bisected that way, and so I think the assumption was that the storage that's in that aerial photo that you see was all on the industrial property and the remainder was not. But I think the storage was on both of the properties and it wasn't until Mr. Altman acquired the property that we looked at it to see where

the line fell in relation to the storage. I think most of that has been removed from the site at this time.

Mrs. Yarnevich asked and when did the applicant apply for his building permit? When did he acquire the property?

Mr. Andrew stated I'm not sure of the exact date or when all that material was removed from the property.

Mr. Simpson asked any further questions of staff? If the applicant would care to address the Commission please. State your name and address. Would you use the microphone please. Thank you.

Gilbert Altman, 2054 Raymond Avenue, I'm the one that filed for the rezoning on it.

Mrs. Yarnevich asked how long have you had it? When did you buy it?

Mr. Altman stated I purchased the land the 15th of December.

Mrs. Yarnevich stated oh, real recently.

Mrs. Soderberg asked what are your plans for that property?

Mr. Altman stated I have it sold if I can get it zoned commercial and the guy that's bought it wants to build a storage shed on it, a storage building.

Mr. Mikesell asked how big is it?

Mr. Altman asked how big? I'm assuming it's going to be something pretty close to the same size that I'm building, about 30 ft. x 70 ft.

Mr. Simpson asked any other questions for Mr. Altman? Is anyone else here on this request? Now we will bring it back to Commission for discussion and action.

Mrs. Soderberg stated I guess if this is approved then the line will be drawn.

Mr. Simpson stated that will be the line.

Mr. Andrew stated the placement of the new house that will kind of fix the line there. There will not be a vacant piece of property left on that block.

MOTION: Mrs. Soderberg stated I move that we approve Application #Z06-1 based on the four reasons noted in the staff report as applicable.

SECOND: Mr. Funk

Mr. Simpson asked are there any further questions or comments? Seeing none, those in favor indicate by saying aye.

VOTE: Motion carried 7-0.

#3. Application #CU06-1, filed by the Salina Regional Health Foundation, requesting approval of a Conditional Use Permit to allow construction of a professional office building in an R-3 (Multi-Family Residential) District. The subject property is legally described as Lots 8 and 9 and the East 5 ft. of Lot 10 in Surveyor's Plat "D" an addition to the City of Salina, Saline County, Kansas and a portion Lot 2, Block 1 of the SRHC Subdivision and is addressed as 120 and 124 West Prescott Avenue.

Mr. Andrew gave the staff report which is contained in the case file.

Mr. Simpson asked are there any questions of Dean?

Mrs. Soderberg asked did you look at other communities with centers like this to see how it fit within their zoning regulations?

Mr. Andrew stated I did. One of the things that was difficult in doing that was making an apples to apples comparison. I mean they have a blood platelet center in Wichita and it's in a four-story office building that's in a commercial area that has a number of other uses in it. In Garden City it was on a hospital campus. It was essentially in a hospital building that was zoned commercially. I believe the one in Hays was more or less in a downtown storefront. So there wasn't necessarily an apples to apples comparison. That was part of our concern in making an interpretation that we didn't find anything that was really comparable. That's why it was very helpful for the applicant's architect to furnish us with additional details about how this space would be used and would operate. And so that allowed us to conclude that it was not a medical clinic. But those were the only blood platelet centers in Kansas that we researched.

Mr. Simpson asked any questions at this point? If not, we will hear from the applicant or their representative.

Warren Ediger, my business address is 116 S. Santa Fe, and I'm the architect for the blood platelet center. The only things that I would add to with Dean, I think you can tell from the site plan as well as the front building elevations that were provided that we have taken extra steps to make sure that it fits within the residential character of the neighborhood and have tried to keep the use compatible with that area. I'm glad to answer any questions that you have.

Mr. Mikesell stated Warren, I walked that area today with my wife and I had to admit that the plan looks great. I think it will fit in with the housing great and the other homes in the area. My question for you is in terms of signage. I know that the signage that's available is quite large, 32 square feet, would leave you with a 4' x 8' sign that is possibly available. The Rebecca Morrison House has a sign I believe at the old location and one at the new location and both are fairly small and they are sandblasted signs that look like they fit. What are your plans for signage for this?

Mr. Ediger stated we haven't finalized that yet. We have talked about a sign similar to what is at the Morrison House of similar size and content and shape. The other thing that we have looked at is the possibility, in the rendering you can see that there's a brick wall that goes alongside the ramp and we may put some lettering across that.

Mrs. Soderberg asked will it be lighted?

Mr. Ediger stated we haven't really talked about that. I don't know if there is too much of a need. If it is there would just be a small amount of lighting.

Mr. Mikesell asked is the nature of the platelet center that people would be using that facility at night?

Mr. Ediger stated generally not, except that it takes about a three hour period for someone to go through the donation process and so if somebody came in at 4 o'clock, they could be there until 7 o'clock, but they would not expect somebody to come in at 7 o'clock and stay until 10 o'clock for instance. They would operate through the normal business hours and then they will stay open for however long it takes for somebody to finish up.

Mr. Simpson stated the five recommended conditions that the staff has presented today I assume you have gone over those and those are acceptable?

Mr. Ediger stated I don't believe that there were any that we had any conflicts with.

Mrs. Soderberg stated, on the drawings you say that the structure is 2000 square feet plus or minus. Is it plus or is it minus? If it's 2100, should you say 2100 square feet?

Mr. Ediger stated the plan that we're working with is 2000 square feet with the exception as Dean mentioned of the porches on the outside. There is a building footprint itself and it is 2000 square feet. We are staying at that.

Mr. Funk asked is this going to be on slab construction or will you have a basement under it?

Mr. Ediger replied no we are going to have a basement.

Mr. Funk asked you are going to have a basement, will it be the same size as the structure?

Mr. Ediger replied yes.

Mrs. Soderberg asked will the porch railing be vinyl?

Mr. Ediger replied that hasn't been decided but I doubt it.

Mr. Simpson asked are there any other questions or comments for the applicant?

Mrs. Bonilla-Baker stated, yes just out of curiosity, are you thinking in the future will you be planning on adding parking, taking more houses and adding on just for convenience?

Mr. Ediger stated no. If they need additional parking that would be an arrangement with the Salina Medical Arts Building. We have accommodated what is anticipated and have made a lease arrangement to use the parking. There would not be any additional land taken for the parking.

Mrs. Yarnevich asked did you lease the parking to the Red Cross, is that what you are doing?

Mr. Ediger stated the lease is actually between the hospital and the foundation.

Mrs. Yarnevich stated oh, I see, okay. And then the Red Cross is using it?

Mr. Ediger stated the Red Cross is then leasing the property from the foundation.

Mr. Funk asked how many spaces involved in this lease?

Mr. Ediger stated approximately seven. There are four for the donors to use that would be immediately adjacent to and along that front row that faces Prescott. The four shaded stalls there. And then there are four shaded stalls shown back behind the Salina Medical Arts Building someplace in that area. There we don't intend to designate it. That's kind of an open area that is used by employees and staff at the Medical Arts Building. By agreement, they would have access to any of those spaces for staff of the platelet center.

Mr. Andrew stated what we try to do is not pin it down to a particular area just to know that by lease enough space is available. And it's a nonexclusive lease so that means it's not set aside strictly for the Blood Platelet Center. Obviously there's going to be different hours of operation and all. The primary purpose of the lease is to identify that there is space available to meet their off-street parking needs because they have no space on their own property.

Mrs. Soderberg asked who will actually own the building then after construction?

Mr. Ediger replied the foundation.

Mrs. Bonilla-Baker asked they will continue to own it?

Mr. Ediger stated yes. The other thing I'll mention just to help explain the parking situation, that section of Prescott in front of the house, there is no parking so somebody would get ticketed if they parked there.

Mrs. Bonilla-Baker asked will there be a sign saying that there is additional parking someplace else?

Mr. Ediger stated we will need to provide some directional parking signs so that the donors know where to go.

Mr. Simpson stated very good, are there any additional questions or comments?

Mr. Andrew stated at the Medical Arts Building there is more parking than it really needs and there is more available there than it is currently using or would need in the near future.

Mr. Ediger stated we would designate the four stalls for the donors, but the rest of the stalls on that side of the building there are generally plenty of vacant stalls for the staff to park when they need to.

Mrs. Yarnevich asked so there will be four stalls?

Mr. Ediger stated that's the plan so that those are always available and conveniently accessible to the building.

Mr. Simpson asked are there any other questions? Thank you Warren. Does anyone else care to address the Commission on this application? If not, we will take it back to Commission for discussion and action.

Mrs. Soderberg asked has the staff received anything from the neighbors on this?

Mr. Andrew stated I think certainly Mr. Martin has done an excellent job of keeping neighbors informed and sharing their plans with them, so anything that the neighbors received from us would be redundant from what they had already been exposed to. We did get some correspondence back from property owners far to the west on Prescott that were supportive of this plan and wanted to offer their support for that. That is the only correspondence that we have received in response to our letters that went out. I know Mr. Martin held meetings with area residents prior to this.

Mr. Mikesell asked what are the size limitations on the two building signs that are allowed?

Mr. Andrew stated I think it is based on the front footage of the building. I would have to go and look at that. I don't know that there is a set limitation because the idea is, we have schools, churches, other types of conditional uses in our R-3 districts and the signage allowed on a wall is proportional to the amount of building frontage that you may have on a street. So we probably have to look at that calculation. There is a limit of two signs, but it's proportional, so that if I have a high school or something that's in a residential district or a large church, which most of them are, the size of your wall sign is proportionate to how much street frontage you have. So I don't think I can give you the specific answer. They are limited to two signs and it would be proportional to the amount of frontage they have on Prescott.

Mr. Simpson asked are there any other questions? We are ready to vote. I'll accept a motion.

MOTION: Mrs. Yarveich stated I will move that we approve Application #CU06-1 with the five conditions that are listed in the staff report.

SECOND: Mr. Funk.

Mr. Simpson stated we have a motion that's been seconded, any further questions or comments? Those in favor indicate by saying aye.

VOTE: Motion carried 7-0.

#4. Other Matters

Mr. Andrew stated I believe we have no other items for you at this time. We have our next scheduled meeting that would be the 7th of March and we don't have that agenda set yet. And then after that would be the 21st which I believe is the week of spring break. So if you're looking at your calendars and you see that there might be plans for travel involved, we are getting pretty good with our e-mail now with Claire, that if you think that you would have plans then and it looks like we would not have a quorum available, we'll try not to schedule anything there at all. Right now I don't have a scheduled application for the 21st, but if we know ahead of time that it would be a challenge to achieve a quorum we can work around that and that's kind of why we moved to today, because you don't want to get in a situation where you convene it and you have only four people. So we decided we would move the meeting to today because we thought that would assure us of having a quorum and we notified all of the affected parties and it worked pretty well. We don't like to do that too often, but it's better to do that ahead of time. We've had a couple times we've sat here with four people thinking that maybe a fifth would come and not been able to take action, so by delaying it a day that's better than delaying it two weeks. If you do think that you might have a conflict on the 21st of March let us know and we may end up not having a meeting at all.

There being no further business the meeting adjourned at 4:35 p.m.


Dean Andrew, Secretary

ATTEST: _____